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FINAL Minutes

**Town of Camp Verde – Planning and Zoning Commission Regular Session
473 S. Main Street, Suite 106 Thursday, April 7, 2022, at 6:30 P.M.**

Zoom Meeting Link:

<https://us02web.zoom.us/j/82132413205?pwd=a0VoVENKUEVSeXVJZEVoYWpJbGFEZz09>

Phone: 669 900 9128 US (San Jose) or 253 215 8782 US (Tacoma)

Meeting ID: 821 3241 3205: Passcode: 364773

Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing. All Commission meetings will end at 9 PM; therefore, any remaining agenda items will be heard at the next Commission meeting.

1. **Call to Order-** Chairman Andrew Faiella called the meeting to order at 6:30 pm.
2. **Roll Call.** Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Greg Blue, Robert Foreman, William Tippet, Michael Hough, Ingrid Osses.

Others present; Director of Community Development John Knight via zoom, BJ Ratliff Planner, Dana Donahue transcriptionist, John Bradshaw CEO Alcantara Winery.

3. **Pledge of Allegiance-**the Pledge of Allegiance was led by Commissioner Osses.
4. **Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Commission so requests.

- a. **Approval of Minutes:** March 3, 2022
- b. **Set Meeting Dates:**
April 14, 2022, at 6:30 pm (Special Session)
May 5, 2022, at 6:30 pm (Regular Session)
May 12, 2022, at 6:30 pm (Special Session)

Commissioner Blue moved to approve the consent agenda
A second was made by Vice Commissioner Scantlebury.

Roll call vote;
Commissioner Ingrid Osses-aye
Commissioner Michael Hough-aye
Commissioner William Tippet-aye
Chairman Andrew Faiella-aye
Commissioner Greg Blue-aye
Vice Chairman Todd Scantlebury-aye
Commissioner Robert Foreman-aye
Motion passes 7-0

5. **Call to the Public for items not on the agenda** - Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

None

6. **Public Hearing, Discussion, Consideration of an application from John Bradshaw and Cyril Chiosa for a Zoning Map Change from PAD to C-2/PAD on approximately 87 acres. The purpose of the rezone is to allow development and expansion of the Alcantara Winery and Resort on property located at 3445 S. Grapevine Way in Camp Verde, Arizona -APNs 407-21-015A, C, E, G, and H (Recommendation to Table).**
Staff Resource: John Knight

This item was tabled due to a clerical error. Director John Knight spoke via zoom. He told the group this item was tabled due to a clerical error. We are requesting to table this item and address it at a future date.

A motion was made by Vice Chairman Scantlebury to table agenda item 6.
Second was made by Commissioner Osses.

Roll call vote;

Commissioner Ingrid Osses-aye

Commissioner Michael Hough-aye

Commissioner William Tippet-aye

Chairman Andrew Faiella-aye

Commissioner Greg Blue-aye

Vice Chairman Todd Scantlebury-aye

Commissioner Robert Foreman-aye

Motion passes 7-0

7. **After Action Report** – Report by staff, discussion by Commission and possible direction on results of the Joint Planning and Zoning Commission/Council Meeting of March 10, 2022. Staff Resource: John Knight

Agenda item 7 was read by Ms. Ratlief.

Community Development Director John Knight (via zoom) reminded everyone of the joint meeting on March 10th and how we made an attempt to refine all the projects. He said we received good guidance on how to proceed. It is not the final say on what projects we are going to take on. Staff time dictates what we can and cannot do. Instead of throwing all 50 projects out, he has been asked to make a recommendation. We have included recommendations in the staff report. He has had discussions with several council members. We need discussion or recommendations on which projects to move on. We do not need a formal motion. We are not necessarily going to start these projects immediately.

Mr. Knight continued to say that staff has broken the projects down to two categories, the minor and the major projects. In the minor projects, the more he reviewed them the more he believed we can make them a single code amendment. Some of the projects are about the grow facilities. For example, in our code, we only refer to medical marijuana that never changed after the state law changed to allow marijuana for recreational use. We don't currently allow a dispensary and we don't distinguish from growing for recreational use and for medical use. We need to clean up a lot of the land uses that have not been updated in quite a while. Fencing is also another thing we need to clean up along with a setback for secondary structures and PAD submittals. A lot of the verbiage is unclear. Mr. Knight has listed several items for review. Scriveners errors also need to be addressed. For example, setback is actually one word, not two.

We are going to start with the first two projects, we cannot do all three, we simply don't have enough resources to do that.

In terms of major projects, there seems to be strong support to pick one of the area plans, specifically the Main Street plan. If we do that, we may be able to expand it. There is a grant for the Montezuma Highway area as well, especially for infrastructure. If we get that money, we will be making some major infrastructure

improvements for that area and the area along Finnie Flat.

He continued to say the town has a lot of trouble with people camping on town property and on private lots with and without permission. This is increasing dramatically. We would like to clean up a lot of the ordinances dealing with that. Another area we need to address is signage. People seem to be very concerned about the types of signs, size and structure of signs. This may be pretty time consuming and maybe something we can look at after the other two.

Mr. Knight went on to say we are looking for some input and direction from the commission. We don't need a formal motion unless you would really like to make one.

Chairman Faiella requested discussion. Vice Chairman Scantlebury said he thought the recommendations from the Community Development Department were sound.

Commissioner Osses spoke about the sign ordinance. She feels the sign ordinance is too restrictive. Her business neighbor was complaining about not being able to put up a sign to advertise his business. She feels some of the requirements the town is making will create a hardship for the business owners, such as paving driveways and streets. It is expensive for the business owners to adhere to these requirements. Where will the money come from? She states she spent a lot of money remodeling her building and now we need to spend more money? We need to be very concerned how much money we are asking people to spend.

Chairman Faiella asked how she would suggest we save money. Commissioner Osses stated we are not Florida; we can use rocks and gravel and desert landscaping. She had gone to Old Town Cottonwood and felt that there were too many pavers on the streets and no trees. We need to ask the business owners what they can afford. Chairman Faiella stated, you want business owners to have a choice? Not mandated. Commissioner Osses replied yes. You can do things through fines to get people to comply. It is too expensive for people to pave their parking lots. Make it look nice, but within reason. We need to ask the business owners what they can afford.

Vice Chairman Scantlebury told Commissioner Osses that it appears she really cares about what happens regarding the businesses. You know more about what business need and can afford, he said. There is a new council member that is also a business owner. Perhaps you can get together with her and discuss it? All of these are going to come before us and we are going to go through this as a group. We are going to do each of these through discussion. Your input will be very important regarding this issue.

Commissioner Foreman stated he felt the priorities revealed by the work session on March 10, were correct and we should approve their recommendations.

Chairman Faiella told the group we recommend staff to continue to move forward with the items as they were presented in the work session.

Commissioner Blue does not feel the Main Street downtown needs a government plan for private business. He also does not like the clear triangle and feels that 15 feet is more than adequate and feels that 30 feet is overreach. He does not support it.

The discussion was closed by Chairman Faiella.

8. **Current Events** - Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

Mr. Knight states that we have a lot to do and not a lot of resources. He does not have enough time for the

field trip that was planned. He spoke about the area plan. The area plan needs to be set up with business owners and citizens. It is up to the community to decide how things go.

Ms. Ratlief stated the first session of June is cancelled. There is no business for next week's meeting. It has been cancelled.

9. Staff Comments-none

10. Adjournment

Commissioner Foreman moved to adjourn. Second by Vice Chairman Scantlebury at 6:54 hours.


Chairman Drew Faiella


Community Development Director John Knight

CERTIFICATION

I hereby certify that the foregoing minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 7th day of April 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of April 2022.

Dana Donahue

Dana Donahue, Recording Secretary